

151.0

0004

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

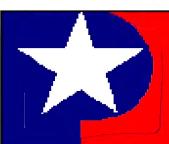
737,500 / 737,500

USE VALUE:

737,500 / 737,500

ASSESSED:

737,500 / 737,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		FOUNTAIN RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DEAKTOR RACHAEL A	
Owner 2:	
Owner 3:	
Street 1: 33 FOUNTAIN RD	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER
Owner 1: STERN ANISSA B -
Owner 2: -
Street 1: 33 FOUNTAIN ROAD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.
This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1240 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrrms.			

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	9									443,999						444,000	

Total AC/Ha: 0.10331

Total SF/SM: 4500

Parcel LUC: 101 One Family

Prime NB Desc Brackett

Total: 443,999

Spl Credit

Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	15 - Old Style			Full Bath:	1	Rating:	Very Good	SINK IN BSMT.									
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:											
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:											
Foundation:	2 - Conc. Block			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good										
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:											
Sec Wall:		%		OthrFix:	1	Rating:	Fair										
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good	1st Res Grid Desc: Line 1 # Units 1									
Color:	BLUE			A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl:	1	Rating:	Average	Other									
GENERAL INFORMATION				WSFlue:		Rating:		Upper									
Grade: C - Average								Lvl 2									
Year Blt:	1927	Eff Yr Blt:						Lvl 1									
Alt LUC:		Alt %:						Lower									
Jurisdict:		Fact: .						Totals				RMs: 6	BRs: 2	Baths: 1	HB: 1		
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18. %		Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal	2 - Plaster			Functional:		%		Interior:	1	6	2						
Sec Int Wall:		%		Economic:		%		Additions:									
Partition:	T - Typical			Special:		%		Kitchen:									
Prim Floors:	3 - Hardwood			Override:		%		Baths:									
Sec Floors:	4 - Carpet	40 %		Total:	18.6 %			Plumbing:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	135.00			Heating:									
Bsmnt Gar:	1			Size Adj.:	1.35000002			General:									
Electric:	3 - Typical			Const Adj.:	0.98598063			Totals	1	6	2						
Insulation:	2 - Typical			Adj \$ / SQ:	179.695												
Int vs Ext:	S			Other Features:	93800												
Heat Fuel:	2 - Gas			Grade Factor:	1.00												
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:		LUC Factor:	1.00												
Solar HW:	NO	Central Vac: NO		Adj Total:	360529												
% Com Wal		% Sprinkled		Depreciation:	67058			Juris. Factor:									
				Deprecated Total:	293471			Before Depr:	179.69								
								Special Features:	0	Val/Su Net:	126.51						
								Final Total:	293500	Val/Su SzAd:	236.79						
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 151.0-0004-0018.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																